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A-20540



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FOR SALE BY BIDS

105.82± Acres, Wabasha County, Minnesota

Offered in One Tract

BIDS DUE: Friday, December 22, 2023

Contact Agent for Additional Details!

Highlights:

- Great location with good access
- Productive soils
- NO Buyer's Premium!

For additional information, please contact:

Doug Bergemann, AFM, Agent | (507) 420-8328

DBergemann@FarmersNational.com

Property Information

Directions to Property:

From Oronoco, Minnesota, about one mile east on Olmsted County Road 12, then left (north) on County Road 27 one and one-half miles to county line. Continue on same road, now Wabasha County Road 21, for about one mile. Farm will be on the left (north) side of road.

Legal Description:

PT S1/2NW1/4 and PT SW1/4NE1/4 Section 33, Township 109 North, Range 14 West of the 5th P.M. Complete legal on file.

Property Description:

Quality farm with gently sloping productive soils with good natural drainage. Excellent location with paved road access on south and east sides. Adjacent to heavily wooded area providing excellent hunting options.

Farm Data:

Cropland	91.90 acres
Non-crop	<u>13.92 acres</u>
Total	105.82 acres

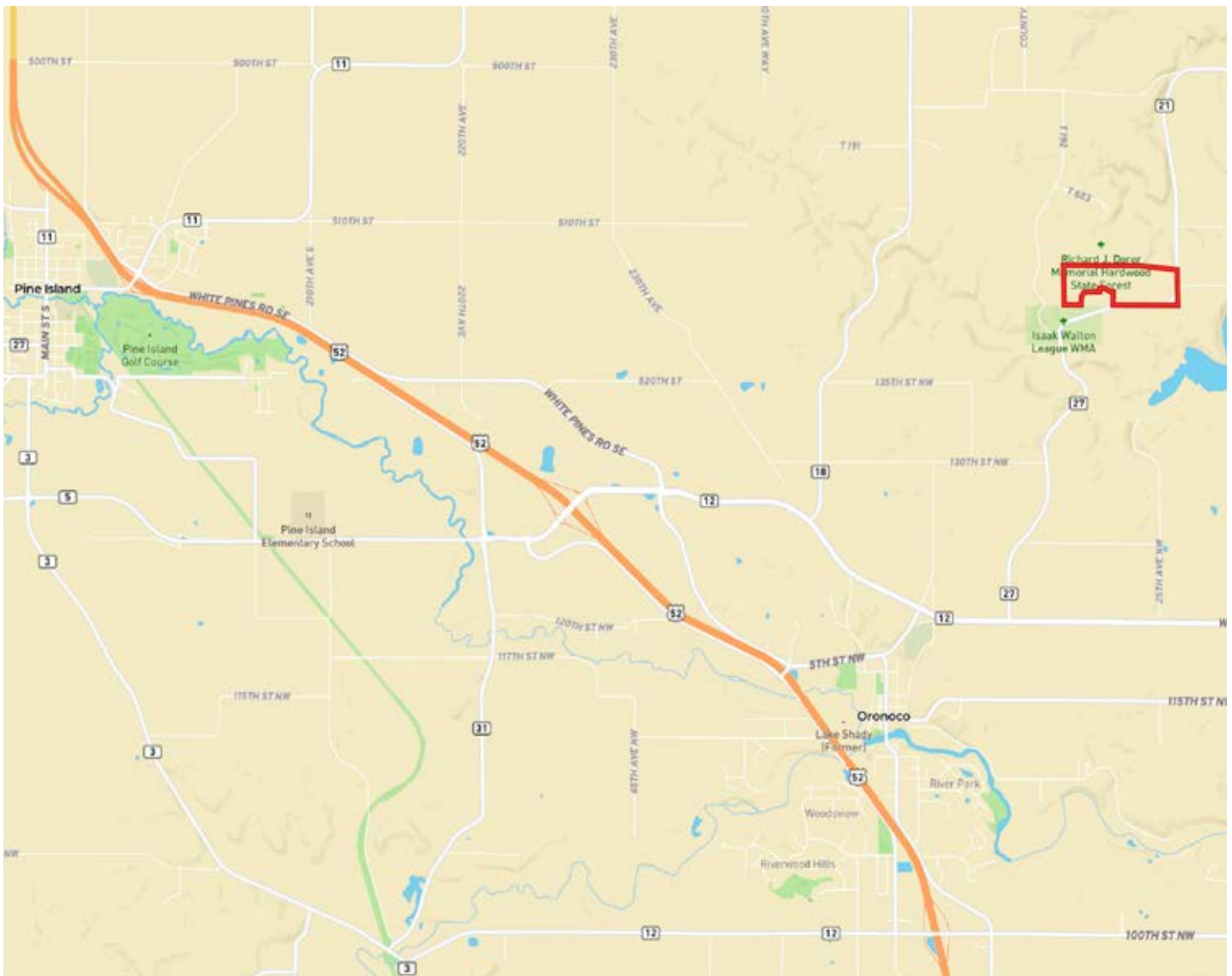
FSA Information:

	Base	Yield
Corn	80.49 acres	160 bushels
Soybeans	7.31 acres	40 bushels

Taxes:

- \$4,246

Property Location



Aerial Map

Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
N574C2	Downs-Hersey complex, 6 to 12 percent slopes, moderately eroded	61.03	57.54	81	82	3e
N574B	Downs-Hersey complex, 2 to 6 percent slopes	26.72	25.19	91	87	2e
N574D2	Downs-Hersey complex, 12 to 18 percent slopes, moderately eroded	10.99	10.36	69	76	4e
ReD2	Renova silt loam, 12 to 18 percent slopes, moderately eroded	4.4	4.15	62	72	4e
DrF	Dubuque silt loam, shallow, 25 to 35 percent slopes	1.5	1.41	5	14	7e
DrE	Dubuque silt loam, shallow, 18 to 25 percent slopes	1.42	1.34	7	41	7e
TOTALS		106.0 6(*)	100%	79.42	80.71	3.0



For Sale By Bid Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2023, payable in 2023, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on January 22, 2024, or such other date agreed to by the parties. Subject to current lease expiring February 29, 2024.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent the required earnest payment. The Seller will provide an owners policy of title insurance in the amount of the contract price. The cost of title insurance will be paid equally by both the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on January 22, 2024, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of the closing.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Buyer(s) and Seller will equally pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in one individual tract. Written bids will be received at the office of Farmers National Company (PO Box 514, Owatonna, Minnesota 55060) up to Friday, December 22, 2023. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer, as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: J.A. Vierling Family Limited Partnership

